



Coweta County Board of Commissioners

Public Hearing/Regular Session

22 E Broad Street
Newnan, GA 30263
www.coweta.ga.us

Shannon Zerangue
770.254.2601

Tuesday, August 23, 2022

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Title	Status	Arrived
Bob Blackburn	District 3 - Chairman	Present	
John Reidelbach	District 4 - Vice Chairman	Present	
Paul Poole	District 1	Present	
Tim Lassetter	District 2	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Absent	
Kelly Mickle	Assistant Administrator	Present	
Nathan Lee	Assistant County Attorney	Present	
Fran Collins	Deputy County Clerk	Present	

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, August 23, 2022.

Commissioner-Elect Bill McKenzie was also in attendance.

Meeting Called to Order

Chairman Blackburn called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Chairman Blackburn led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman Blackburn explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby outside the meeting room.

REGULAR SESSION

APPROVAL OF MINUTES

1. **Minutes of Tuesday, August 09, 2022**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, August 9, 2022.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

2. **Minutes of Tuesday, August 16, 2022**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, August 16, 2022.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

SUPPLEMENTAL AND NON-AGENDA ITEMS

Motion To: **Approve Supplemental and/or Non-Agenda Items**

The Board voted to approve the addition of one (1) Non-Agenda item for discussion as presented by staff.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

PUBLIC HEARING (The Chairman will Call for Any Comments Regarding the Following Items After Each Item is Presented)

3. 13130 Third Public Hearing Regarding the Proposed 2022 Millage Rate

Chairman Blackburn explained that this is the third and final Public Hearing regarding the proposed 2022 millage rates.

Administrator Fouts explained that this is the third of three Public Hearings regarding the proposed 2022 millage rates as required should the Board consider adopting a millage rate above the rollback rate. He further explained that the County's fiscal year runs from October 1st through September 30th of each year. Governmental accounting includes multiple operating funds including the General Fund (the County's main operating fund), Fire Fund, Health Insurance Fund, and others. He explained that the Board of Education and municipalities have independent authority over their budgetary decisions and millage rate levies. This body is considering the general Maintenance and Operations (M&O), Fire District, and the Fire Bond levies.

Administrator Fouts reviewed the millage rate and budget timeline, explained the calculation of a mill of tax, provided an example of tax liability for a single-family home valued at \$250,000, and presented a historical overview of the County's millage rates, property taxes, and tax revenue for unincorporated and incorporated Coweta County. He explained that for 2022, the calculated rollback millage rate is 5.28 mills for incorporated and 5.118 mills for unincorporated. Both rates are proposed at 5.28 mills which will generate approximately \$41.9 million. The projected change in net taxes is 9%, most of which is from new growth in the county. The difference between the rollback rate of 5.118 mills and the proposed rate of 5.28 mills is approximately 3%.

Administrator Fouts presented three (3) steps in calculating the millage rate, including developing the proposed fiscal year budget based on goals and expectations from the Board and staff, developing non-property tax revenue projections to support the budget, and determining the difference (gap) from non-property tax revenue to property taxes. He briefly highlighted the following Fiscal Year 2023 goals and expectations:

- Continue maintaining existing levels of service, programs, and operations
- Fund performance/merit increases for employees, and fund personnel requests necessary to maintain existing level of service
- Fund necessary capital expenditures and debt service from current Fiscal Year revenue
- Maintain a reasonable fund balance from 15%-50% (3-4 months of operations)

On September 30, 2021 the fund balance was approximately \$36 million, and the fund balance based on the current trend is projected to be \$38 million for the end of this fiscal year.

Administrator Fouts explained that the approved Fiscal Year 2022 budget was approximately \$91.5 million, and the proposed Fiscal Year 2023 budget is approximately \$99.6 million, an increase of \$8.2 million (approximately 9%). He further explained that the key drivers for the increase include \$4.5 million for market adjustment for employees, \$2.3 million for the jail debt service payment, \$700,000 in additional capital expenditures, an additional \$450,000 towards employee health insurance, and some additional operating expenses. The next step is to develop non-property tax revenue projections to support the proposed budget. Projections for Fiscal Year 2023 total approximately \$58 million (\$1.7 million above Fiscal Year 2022).

Administrator Fouts reviewed the last step in calculating the millage rate. He explained that the proposed budget expenditures (\$99.6 million) are subtracted from the projected non-property tax revenues (\$58.5 million) to determine the needed property tax revenue. For Fiscal Year 2023, it is estimated that \$41.1 million in property tax revenues are needed.

In response to a question from Commissioner Smith, Administrator Fouts explained that assessment notices are mailed to every property owner with language as dictated by State law. The notices include an estimate of taxes using current value with last year's millage rate which is not accurate and causes a great amount of confusion.

Commissioner Lassetter explained that based on the proposed millage rates, if no change had occurred in property values from the previous year, taxes would not increase.

Administrator Fouts provided a brief overview of 2021 tax digest including the tax jurisdictions, reassessment (inflationary growth), new growth, and the total 2022 digest value. He explained that 14.9% of the digest growth was from inflationary growth and 7.7% was from new growth. Georgia law requires the county to consider a rollback rate to negate the reassessment or inflationary growth. The County is asking for an amount slightly above the 7.7% in new growth. This is the reason that three (3) Public Hearings are required.

Administrator Fouts explained that the last step in determining the millage rate is the property tax rollbacks. There are two (2) that apply to the county, the Local Option Sales Tax (LOST) rollback and the Insurance Premium tax rollback. He briefly reviewed each and explained that this year there will not be a difference between the unincorporated and incorporated millage rates of 5.28 mills because of the Insurance Premium proceeds being used for unincorporated services.

Administrator Fouts explained that the County is responsible for levying the General M&O

millage rate for incorporated and unincorporated tax districts, Fire M&O (special tax district), and Fire Bond (special tax district). He briefly highlighted the 2021 rates, the 2022 rollback rates as applicable, and the proposed 2022 millage rates of 5.28 mills for incorporated, 5.28 mills for unincorporated, 3.1 mills for Fire M&O, and 0.254 mills for the Fire Bond.

In conclusion, Administrator Fouts explained that the Public Hearing regarding the proposed Fiscal Year 2023 budget will be held on September 8, 2022 at 6:00 p.m., followed by adoption of the budget on September 20, 2022 at 6:00 p.m.

Chairman Blackburn called for any comments in support of the proposed 2022 millage rates. There were none.

Chairman Blackburn called for any comments in opposition to the proposed 2022 millage rates.

The following citizens spoke in opposition to the proposed 2022 millage rates citing concerns with increasing taxes, inflation, gas prices, poor economic planning, artificially inflated home values, loss of quality of life, and pending economic collapse:

- Mr. Rick Rabrovsky, Moore Road, Newnan
- Mr. Jeff Copeland, Oconee Woods Trail, Sharpsburg
- Mr. Jimmy Gibbs, Bryant Boys Road, Grantville
- Ms. Caryn Broome, North Mills Drive, Newnan

The Board voted to close the final Public Hearing regarding the proposed 2022 millage rates.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Paul Poole, District 1
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

13131 Request to Set the 2022 Millage Rates

The Board voted to set the 2022 millage rates as follows and to authorize the Chairman to execute a resolution, certification of documents, and a letter for submittal to the Georgia Department of Revenue regarding establishment of the 2022 millage rates:

- | | |
|---|-------------|
| • Incorporated M&O | 5.28 mills |
| • Unincorporated M&O | 5.28 mills |
| • Fire District 2 - Operations and Capital | 3.10 mills |
| • Fire District 2 - Debt Service | 0.254 mills |
| • Haralson Special Service District II - Operations | 3.10 mills |
| • Haralson Special Service District II - Debt Service | 0.254 mills |
| • School District* | 16.00 mills |

*On August 18, 2022, the Board of Education adopted a millage rate of 16.00 mills for maintenance and operation of schools. The tax levy for the maintenance and operation of education is approved through the Board of Commissioners. But, in this activity the Board of Commissioners has no discretion; its action is ministerial. The amount of the levy is discretionary with the Board of Education.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Poole, District 1
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

4. Motion To: **Public Hearing Regarding Petition # REZ 22-24 Filed by Walker Concrete Requesting to Rezone Property Located off SR 16, Newnan**

Assistant Community Development Director Angela White presented Petition # REZ 22-24 filed by Walker Concrete requesting to rezone property located at 1135 SR 16 East, Newnan (Parcel # 100-2061-032) from *RC (Rural Conservation)* to *M (Industrial)*. She explained that the subject property is the site of the former Caldwell Concrete, proper zoning was obtained, and a concrete operation was established on the parcel to the east (Parcel # 100-2061-033), then expanded to the subject property consisting of 0.79± acres. In 2008, Walker Concrete Company purchased the property and has been in operation since that time. Recently, Walker Concrete began to experience issues related to retaining walls on the property. When trying to obtain permits to perform the repairs, it was discovered that the 0.79± acres was never properly zoned to *M (Industrial)* and a *Conditional Use Permit (CUP)* was never obtained as required for the concrete operation. In addition, development requirements had not been involved so proper buffers were not established. Upon notification, the applicant filed Petition # REZ 22-24 to rezone the property along with a *Conditional Use Permit* application (Petition # CUP 22-06) and a buffer variance application (Petition # VAR 22-35) because the subject property abuts Mr. Caldwell's residential property zoned *RC (Rural Conservation)*. In closing, she highlighted the factors considered by staff during the application process and presented five (5) conditions for consideration should the Board choose to approve the request.

Mr. Jeff Blankenship, applicant, explained the request to repair the retaining wall is for additional parking spaces for employees and to ensure their safety.

Chairman Blackburn called for any comments in support of or in opposition to the proposed rezoning. There were none.

The Board voted to close the Public Hearing regarding Petition # # REZ 22-24 filed by Walker Concrete requesting to rezone property located at 1135 SR 16 East, Newnan (Parcel # 100-2061-032) from *RC (Rural Conservation)* to *M (Industrial)*.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

- 13229 Public Hearing Regarding Petition # REZ 22-24 Filed by Walker Concrete Requesting to Rezone Property Located off SR 16, Newnan**

The Board voted to rezone 0.79± acres located at 1135 SR 16 East, Newnan (Parcel # 100-2061-032) from *RC (Rural Conservation)* to *M (Industrial)* as requested in Petition # 22-24 filed by Walker Concrete, subject to the following conditions:

1. The applicant shall comply with all requirements of Coweta County's *Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
2. All applicable requirements of the Fire, Environmental Management, and

Building Department shall be met.

3. The subject property shall be limited to the existing concrete plant operations.
4. Lighting shall be established so adjacent residential properties are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
5. Any renovation, repair, or additions shall be permitted through Coweta County.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

Chairman Blackburn called for comments regarding any items on the agenda. There were none.

Recommendations from Community Development and/or the Board of Zoning Appeals

5. 13231 Recommend Approval of Petition # CUP 22-000006 Filed by Walker Concrete Requesting a Conditional Use Permit for Property Located at 1135 SR 16 East, Newnan

Assistant Community Development Director White presented Petition # CUP 22-06 filed by Walker Concrete Company, LLC requesting a *Conditional Use Permit* (CUP) for property located at 1135 SR 16 East, Newnan (Parcel # 100-2061-032) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the request is related to the rezoning Petition # REZ 22-000024 just approved by the Board, and the *CUP* will allow the applicant to operate a concrete plant.

The Board voted to grant a *Conditional Use Permit* (CUP) for property located at 1135 SR 16 East, Newnan (Parcel # 100-2061-032) as requested in Petition # CUP 22-06 filed by Walker Concrete Company, LLC, subject to the following conditions:

1. The Conditional Use Permit (CUP) is for the existing concrete plant.
2. Any renovations, repairs, or additions shall be permitted through Coweta County.

RESULT:	GRANTED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

6. 13232 Recommend Approval of Petition # VAR 22-000035 Filed by Walker Concrete Requesting a Buffer Variance for Property Located at 1135 SR 16 East, Newnan

The Board voted to approve a 100-foot buffer reduction (from 100-feet to

0-feet) for property located at 1135 SR 16 East, Newnan (Parcel # 100-2061-032) as requested in Petition # VAR 22-35 filed by Walker Concrete Company, LLC, subject to the following condition:

1. The setbacks associated with the lake and floodplain must be maintained.

RESULT:	GRANTED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

7. 13200 Recommend Approval of Petition # VAR 22-000031 Filed by Moore Bass (James Nicholson) Requesting Front and Rear Yard Setback Variances for "Tract 1" Located off South Alexander Road, Newnan

The Board voted to grant a 20-foot front yard setback reduction (from 100-feet to 80-feet) along South Alexander Creek Road and a 10-foot rear yard setback reduction (from 50-feet to 40-feet) for "Tract 1" located off South Alexander Creek Road, Newnan (Parcel # 094-5212-030) as requested in Petition # VAR 22-31 filed by Moore Bass Consulting, Inc (James Nicholson), subject to the following conditions:

1. The front yard setback reduction along South Alexander Creek Road shall not exceed 20-feet (from 100-feet to 80-feet).
2. The rear yard setback reduction shall not exceed 10-feet (from 50-feet to 40-feet).

RESULT:	GRANTED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3 - Chairman
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

8. 13286 Recommendation Regarding Petition # AN 006-22 Filed by the City of Newnan on Behalf of Lennar Georgia, LLC and Caldwell Real Estate Holdings Proposing to Annex Property Located at 521 Lower Fayetteville Road into the City of Newnan

Assistant Community Development Director White presented Petition # AN 006-22 filed on behalf of Lennar Georgia, LLC and Caldwell Real Estate Holdings, LLC proposing to annex 31.79± acres located at 521 Lower Fayetteville Road, Newnan (Parcel # 087-5011-001) into the City. She explained that the applicants are requesting the City of Newnan's zoning of *PDR (Planned Residential Development District)* to accommodate ninety (90) single-family homes and sixty (60) townhouse units on the south side of Lower Fayetteville Road. In addition, a maximum of six (6) single-family detached, fee-simple ownership residential units are proposed on the northern side of Lower Fayetteville Road. She further explained that the County may vote to object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

1. Substantial change in zoning or land use
2. Substantial increase in density
3. Substantial infrastructure demands related to the proposed change in zoning or land use

Based upon the constraints of O.C.G.A. § 36-36-113 for an objection to be

valid, the proposed change in zoning or land use must result in:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project; and
3. Differs substantially from the existing uses suggested for the property pursuant to the county's zoning ordinance or its land use ordinances.

Upon review, staff has determined that the proposed annexation will result in the following:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; and
2. Differs substantially from the existing uses suggested for the property or permitted for the property pursuant to the County's *Zoning Ordinance* or its *Land Use Ordinances* because of the increased density.

Therefore, based upon the above staff comments and O.C.G.A. §36-36-113 *Objection to annexation; grounds and procedures*, the Coweta County Community Development Department submits these findings to the Board for consideration.

The Board voted to file an intent to object to a proposed annexation of 31.79± acres located at 521 Lower Fayetteville Road, Newnan (Parcel # 087-5011-001) into the City of Newnan as filed by the City of Newnan on behalf of Lennar Georgia, LLC and Caldwell Real Estate Holdings, LLC in Petition # AN 006-22 based upon the following:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; and
2. Differs substantially from the existing uses suggested for the property or permitted for the property pursuant to the County's *Zoning Ordinance* or its *Land Use Ordinances* because of the increased density.

RESULT:	INTENT TO OBJECT [UNANIMOUS]
MOVER:	Paul Poole, District 1
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

9. 13258 Request Acceptance of Roadways and Deed of Open Space Restriction for Property Located in Fox Hall Phase 4 Unit 1C Subdivision - 1st District

The Board voted to execute a Deed of Open Space Restriction associated with 22.96± acres located in Fox Hall Subdivision, Phase 4 Unit 1C (Parcel # 140-1134-007), to accept Raptor Court and Tattersall Way and the associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Paul Poole, District 1
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

10. 13274 Request Acceptance of Right-of-Way for Property Located at the End of Glen Forest Trail at Fiddle Creek Subdivision, Phase 1 - 4th District

The Board voted to accept a warranty deed associated with 0.20± acres of right-of-way (for the cul-de-sac) located at the end of Glen Forest Trail located at Fiddle Creek Subdivision, Phase 1, to accept the right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Paul Poole, District 1
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

11. 13283 Public Hearing Regarding a New Consumption Distilled Spirits, Beer, and Wine License Filed by Matt McKinney in Operation of Draft Room, Inc. Located at 6855 Hwy 16, Suite 300, Senoia - 1st District

The Board voted to set a Public Hearing on September 8, 2022 at 6:00 p.m. regarding a new consumption distilled spirits, beer, and wine license filed by Matt McKinney in operation of Draft Room, Inc located at 6855 Hwy 16, Suite 300, Senoia.

RESULT: **PUBLIC HEARING SET [UNANIMOUS]** **Next: 9/8/2022 6:00 PM**
MOVER: Paul Poole, District 1
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

12. 13284 Public Hearing Regarding a New Package Beer and Wine License Filed by Nizamuddion Kalya in Operation of Red & Ed's (Merchant Naz International Inc.) Located at 874 Corinth Road, Newnan - 2nd District

The Board voted to set a Public Hearing on September 8, 2022 at 6:00 p.m. regarding a new package beer and wine license filed by Nizamuddion Kalya in operation of Red & Ed's (Merchant Naz International, Inc.) located at 874 Corinth Road, Newnan.

RESULT: **PUBLIC HEARING SET [UNANIMOUS]** **Next: 9/8/2022 6:00 PM**
MOVER: Paul Poole, District 1
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

13. 13275 **Request to Set a Public Hearing on September 20, 2022 Regarding Petition # REZ 22-31 Filed by Pulte Home Co., LLC (dba Del Webb) Requesting to Rezone Property Located at Posey Road, Baker Road, and Holz Parkway, Newnan - WITHDRAWN**

The Board voted to set a Public Hearing on September 20, 2022 at 6:00 p.m. regarding Petition # REZ 22-31 filed by Pulte Home Co., LLC (dba Del Webb) requesting to rezone property located at Posey Road, Baker Road, and Holz Parkway, Newnan (Parcels # 108-6008-002, # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002).

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 9/20/2022 6:00 PM
MOVER: John Reidelbach, District 4 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

14. 13207 Request to Set a Public Hearing on October 4, 2022 Regarding Petition # REZ 22-23 Filed by JBE Realty Holdings, LLC (dba Jim Ellis Automotive Group) Requesting to Rezone Property Located off Doc Turner Way, Newnan

The Board voted to set a Public Hearing on October 4, 2022 at 6:00 p.m. regarding Petition # REZ 22-23 filed by JBE Realty Holdings, LLC (dba Jim Ellis Automotive Group) requesting to rezone property located off Doc Turner Way, Newnan (Parcels # 087B-016, # 087B-016A, and # 087B-016B).

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 10/4/2022 6:00 PM
MOVER: John Reidelbach, District 4 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

15. 13159 Request to Set a Public Hearing on October 4, 2022 Regarding Petition # REZ 22-25 Filed by Mark Woods Requesting to Rezone Property Located at the Harris Mobile Home Park, Newnan

The Board voted to set a Public Hearing on October 4, 2022 at 6:00 p.m. regarding Petition # REZ 22-25 filed by Mark Woods requesting to rezone property located at the Harris Mobile Home Park, Newnan (Parcels # 047A-102A, # 047A-110, and # 047-5096-006).

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 10/4/2022 6:00 PM
MOVER: John Reidelbach, District 4 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

UNFINISHED BUSINESS

16. 13293 Request Appointments to Various Boards/Authorities

The Board voted to reappoint Ms. Brittany Thompson to the Board of Directors of Explore Newnan-Coweta, Inc for the term beginning January 1, 2023 and expiring on December 31, 2025.

RESULT: APPROVED [UNANIMOUS]
MOVER: Tim Lassetter, District 2
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

NEW BUSINESS

Bids and Contracts

17. 13303 Request Approval/Execution of Amendment # 6 to the Professional Services Agreement with SAFEbuilt Georgia, LLC

The Board voted to execute Amendment # 6 to the Professional Services Agreement with SAFEbuilt Georgia, LLC to add fire investigation services, to amend the fee schedule, and to enable SAFEbuilt to assist the Fire Marshal's Office on an as-needed basis.

RESULT: EXECUTED [UNANIMOUS]
MOVER: John Reidelbach, District 4 - Vice Chairman
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

18. 13216 Bid Award Associated with Low Voltage Cabling at the Shenandoah Facility Located at 87 Newnan Station Drive

The Board voted to retain Mobile Communications America (MCA), on a lowest and best bid basis, to install low voltage cabling at the Coweta County at Shenandoah facility (former AMC Theater located at 87 Newnan Station Drive) at a total cost of \$175,537.22.

RESULT: APPROVED [UNANIMOUS]
MOVER: Paul Poole, District 1
SECONDER: Tim Lassetter, District 2
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

19. 13296 Bid Award Associated with Roadside Tree Pruning

The Board voted to retain AKA Tree Service, LLC, on a lowest and best bid basis, to perform roadside tree pruning at a total cost of \$69,600 contingent on obtaining payment and performance bond.

RESULT: APPROVED [UNANIMOUS]
MOVER: Paul Poole, District 1
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

20. 13289 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 15 Corn Crib Court, Newnan - 2nd District

The Board voted to retain J Wall Lawn Care, LLC to perform cleanup of property located at 15 Corn Crib Court, Newnan (Parcel # 064-2044-136) at a total cost of \$600.00, and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

RESULT: APPROVED [UNANIMOUS]
MOVER: Tim Lassetter, District 2
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

Additional Action Items

21. 13260 Request Commitment from the FY 2022 General Fund Associated with the Admin Annex Building Project and Department of Corrections Kennel Project

Administrator Fouts explained that in 2021, the Board voted to approve the purchase of

the AMC Theater located at 87 Newnan Station Drive for the purpose of establishing an Administration annex building, known as Coweta County at Shenandoah. The Tag Office, Tax Commissioner, Driver Services, Department of Veteran Services, and Elections and Registration will be housed there. Originally, \$10 million in American Rescue Plan Act (ARPA) funds were committed for repurposing the building. The \$10 million was considered the County's standard allowance and available for use for governmental services. Recently, initial cost estimates for repurposing the building have been updated because of inflationary costs of materials and supply chain issues and now exceed the original \$10 million. Because of a significant increase in Local Option Sales Tax (LOST) in FY22, revenue is anticipated to exceed expenditures in the General Fund. Staff respectfully requests that the Board commit \$5 million of the projected additional revenue to this project. Actions taken by the Board to commit fund balance can be modified by future Board action. In addition, staff is asking for the commitment of \$1 million for construction of a new kennel to be utilized by Coweta County Sheriff's Office (CCSO) and to relocate the State of Georgia Department of Corrections (DOC) kennel. The building is projected to be 1,924 square feet, will house dogs for both agencies, include an office for each agency, as well as a training area. The DOC will provide labor for this project.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that funds will be utilized from the FY22 General Fund and if the project comes in under budget, the funds from the Capital Fund can be transferred back to the General Fund.

Commissioner Reidelbach explained that if it weren't for the extra sales tax revenues, these projects would require extra funding from property taxes.

The Board voted to commit \$6 million in projected additional revenues in Fiscal Year 2022 toward funding of renovations at the Coweta County at Shenandoah annex and construction of a Coweta County Sheriff's Office kennel and relocation of the Department of Corrections kennel.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Poole, District 1
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

22. 13295 Request Approval to Write-Off Balance of Taxes on Properties Classified as Uncollectible

The Board voted to approve the classification of qualified properties as uncollectible and to allow the Tax Commissioner to write-off the remaining balance of the associated County tax bills in a total amount of \$42,000 (real and personal property).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

23. 13285 Request Acceptance of Juvenile Justice Incentive Grant Award

Administrator Fouts explained that the Juvenile Court has received notification regarding an award of grant funds totaling \$86,832.00 through the Criminal Justice Coordinating Council (CJCC). The purpose of the grant is to utilize evidence based programs to address the needs of felony youth who are typically committed to the Department of Juvenile Justice. The court is currently using Evidence Based

Associates, LLC for the program. Staff is proposing that the Board execute an updated agreement with Evidence Based Associates, LLC related to the new grant award to continue to implement the program for Coweta County Juvenile Court.

The Board voted to accept grant funds for the Coweta County Juvenile Court in the amount of \$86,832.00 through the Criminal Justice Coordinating Council (CJCC), to execute an updated agreement with Evidence Based Associates, LLC to implement the program, and to designate the County Administrator to act as the authorized official to execute any related documents.

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: John Reidelbach, District 4 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

24. 13297 Request Approval/Execution of an Easement for Access Agreement with Becky Crawford - 2nd District

The Board voted to execute an Easement for Access Agreement with Ms. Becky Crawford to provide access along the southern boundary of Welcome Park.

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

25. 13294 Request Approval/Execution of a Right-of-Entry for 71 Leigh Avenue, Newnan - 3rd District

The Board voted to execute a Right-of-Entry with Mr. Charles Garrison for property located at 71 Leigh Avenue, Newnan for the purposes of allowing inmate labor to perform maintenance within the County drainage easement.

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Bob Blackburn, District 3 - Chairman
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

26. 13304 Request from the City of Haralson for Assistance with Trimming Vegetation and Clearing Drain Pipes - 1st District

The Board voted to assist the City of Haralson by providing labor and equipment to trim vegetation and clear drainpipes located in the rights-of-way of Line Creek Road.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Paul Poole, District 1
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

27. 13273 Request Approval to Utilize County Rights-of-Way and Property for the Annual "Lewis Grizzard Memorial Bike Ride"

In response to a question from Chairman Blackburn regarding a request from the Ferst Foundation to utilize County rights-of-way for a bike ride, Administrator Fouts explained that Event Services Director Tray Baggarly has reminded the Ferst

Foundation that participants must follow proper riding protocol and that the Sheriff's office will be present to patrol routes and monitor the ride.

The Board voted to approve a request from the Coweta County Ferst Foundation to utilize various County rights-of-way and property for the annual "Lewis Grizzard Memorial Bike Ride" on Sunday, October 2, 2022.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

SUPPLEMENTAL/NON-AGENDA ITEMS

28. 13187 Request Approval/Execution of Amendment # 3 to the Contract with RMS Transit, Inc Associated with Transit Services

The Board voted to execute Amendment # 3 to a contract with RMS Transit, Inc to authorize Option Year 3 associated with transit services at an hourly rate of \$45.63 beginning July 1, 2022.

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Paul Poole, District 1
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

Chairman Blackburn called for comments regarding any items not on the agenda. There were none.

EXECUTIVE SESSION - In accordance with O.C.G.A. 50-14-4

Motion To: **Enter Into Executive Session**

The Board voted to enter into Executive Session for the purposes of discussing personnel issues.

Members in attendance included Chairman Blackburn, Commissioner Poole, Commissioner Lassetter, Commissioner Reidelbach, and Commissioner Smith. Staff members in attendance included Administrator Fouts, Assistant Attorney Lee, and Deputy County Clerk Collins.

Community and Human Resources Director Patricia Palmer and Commissioner-Elect Bill McKenzie were also in attendance.

Administrator Fouts exited the meeting prior to discussion of the second personnel issue.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: John Reidelbach, District 4 - Vice Chairman
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

REGULAR SESSION

Motion To: **Return to Regular Session**

The Board discussed personnel issues during Executive Session and voted to return to Regular Session.

Administrator Fouts rejoined the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Poole, District 1
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

AFFIDAVIT

Motion To: **Execute Affidavit and Resolution for Executive**

The Board voted to execute an Affidavit and Resolution for Executive Session.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Vice Chairman
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith